

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 3

Property ID: R91966

Property Information

39 See R87771
property address: 1506 CAVITT
legal description: SUBER #5, BLOCK 2, LOT 14-15, & PT 13
owner name/address: AUTO LOCATORS, INC
Attn: THE BUG CLINIC
1506 CAVITT AVE
BRYAN, TX 77801-1203
full business name: The Bug Clinic Import Parts & Service
land use category: comm Retail type of business: auto repair
current zoning: L-3 occupancy status: OCC
lot area (square feet): 24106 frontage along Texas Avenue (feet): 111A
lot depth (feet): 150 sq. footage of building: 7392
property conforms to: ☒ min. lot area standards ☐ min. lot depth standards ☒ min. lot width standards
135

Improvements

of buildings: 1 building height (feet): 15 # of stories: 1
type of buildings (specify): metal

building/site condition: 3

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify)

approximate construction date: accessible to the public: ☒ yes ☐ no
possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no
other improvements: ☒ yes ☐ no (specify) Chain link Fence
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no ☐ dilapidated ☐ abandoned ☐ in-use
of signs: type/material of sign:
overall condition (specify):
removal of any dilapidated signs suggested? ☐ yes ☐ no (specify)

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☐ yes ☒ no # of available off-street spaces: 11A
lot type: ☒ asphalt ☐ concrete ☐ other
space sizes: sufficient off-street parking for existing land use: ☐ yes ☐ no
overall condition: poor
end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue

how many: 0 curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no

if yes, which ones: N/A

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: _____

Outside Storage

☒ yes ☐ no (specify) used cars
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☒ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☐ yes ☒ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☒ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:

